

CARMEL TECHNICAL ADVISORY COMMITTEE

April 19, 2006

Minutes

**Place: Department of Community Services
Conference Room, 3rd Floor City Hall
Carmel, Indiana 46032**

9:00 a.m.

Frank E Hawkins Addition, Lot 1 - Art Gallery

The applicant seeks the following use variance and development standards variance approvals:

Docket No. 06030015 UV ZO Chapter 8.01 permitted uses

Docket No. 06030016 V ZO Chapter 27.03 unpaved, uncurbed parking

The site is located at 220 2nd Street SW and is zoned R-2/Residence within the Old Town Overlay – Character Subarea.

Filed by Matt & Rachel Frey.

Present for the Petitioner: Matt Frey

Overview: Site is located at 220 East Second Street SW, handicap access is in progress of installation; parking area will be enlarged by extending gravel into the yard—low traffic generator, no noise, have already talked to the neighbors and they are in favor. Currently a tenant is interested in moving in—well known, Chris Woods, Indpls, plus collection of nine other artists.

Angie Conn: One of the City Councilors has called the Dept—is concerned about the gravel parking area—would prefer it to be paved. The main concern is the aesthetics. Petitioner will look at ways to improve.

Greg Hoyes, Hamilton County Surveyor's Office: No objection to the Use Variance.

Chuck Shuppert, Vectren Energy: No comment

Shirley Hunter, Duke Energy: No comment

Scott Brewer, Carmel Urban Forester: Looked at the tree on site and decided it needs to be trimmed up. Petitioner says he is only planting some floral arrangements—the property needs some TLC—Old shrubs need to be removed—will work with Scott.

Mike McBride, Hamilton County Highway: Not in our jurisdiction

Gary Hoyt, Carmel Fire Dept: No comment

Nick Redden, City Engineer: No comment

Karyn Ryg, Alternative Transportation Coordinator: No comment

Matt Griffin, DOCS: No Further Comments

Christine Barton-Holmes, DOCS: No comment

...END...

9:10 a.m.

Hay's Addition, Lot 1 - Hair Salon

The applicant seeks the following use variance and development standards variance approvals:

Docket No. 06030023 UV ZO Chapter 7.01 permitted uses

The site is located at 540 W Smokey Row Rd and is zoned R-1/Residence within the US Highway 31 Overlay.

Filed by Susie White & Jennifer Butts.

Present for Petitioner: Scott Wyatt, attorney, Campbell, Kyle & Proffitt; Jennifer Butts, Susie White, DIVAS

Petitioner Overview: Scott Wyatt stated that his client, Jennifer Butts, and mother Susie White have filed an application for a Use Variance in order to operate a hair and nail salon located at 540 West Smokey Row Road, Carmel. The property is zoned R-1 and a hair salon would be a prohibited use—hence the need for a variance. The property has remained unused and in a dilapidated condition for quite some time. The petitioner will be renovating the property; currently the property is surrounded by commercial. The salon would be a use benefit to the area—the petitioner will clean it up—they have spoken with the neighbors—information has been sent to the members of the TAC committee.

Angie Conn, DOCS: No additional comment

Greg Hoyes, Hamilton County Surveyor's Office: No objection to this proposal.

Chuck Shupert, Vectren Energy: No comment

Shirley Hunter, Duke Energy (formerly Cinergy) If there is a change in electrical needs, petitioner is to contact Duke

Scott Brewer, Carmel Urban Forestry: No comment on Special Use. Regarding landscaping, will have more, general comments later. For now it is fine but would caution against putting too much parking to the northeast section. Scott will draw up some guide-lines and forward.

Mike McBride, Hamilton County Highway: Outside County jurisdiction

Gary Hoyt, Carmel Fire Dept: No concerns

Nick Redden, Carmel Engineering: Introduced Karyn Ryg, Transportation Coordinator with the DOCS. Engineering sent petitioner a letter with comments, nothing further at this time.

Karyn Ryg, DOCS: No comment

Matt Griffin, DOCS: Nothing further

...END...

9:20 a.m. **Congregation Shaarey Tefilla Synagogue**

The applicant seeks approval for the following special use approval:

Docket No. 06030014 SU ZO Chapter 5.02 Special Uses

The site is located at 3030 W. 116th Street and is zoned S-1/Residence within the West 116th Street Overlay.

Filed by Joe Calderon of Bose McKinney & Evans LLP.

Present for Petitioner: Joe Calderon, attorney, Bose McKinney & Evans; Kevin Roberts, Deboy Land

Development; Daren Peterson and Megan Strail, Peterson Architecture.

Petitioner Overview: Congregation Shaarey Tefilla is developing a new Synagogue located next to the University High School on the south side of West 116th Street—address is 3030 West 116th Street. There are approximately 10 acres of undeveloped real estate, the Congregation is proposing to construct a 17,000 square foot synagogue—days of worship would be slightly different from a church—typically worship would be Saturday mornings and Friday evenings—a Sunday School type of thing. Generally speaking, the Congregation will operate in times that would not conflict with residential traffic, etc. The Congregation is currently located in Marion County and has outgrown its current facility. The only site constraint from a building standpoint is that the main part of the synagogue—the Ark must be on the east side so the building would have to orient in a certain way. However, there is a lot of room on the site—there is 150 feet plus of setback off 116th street. One way in is proposed off of 116th Street and there would be no connectivity through adjacent subdivisions to the west. Information booklets were filed last week—most all TAC members received revised plans. Religious uses are typically permitted upon granting the Special Exception—not quite the same as a Variance, although some of the same things have to be proven—we are not causing any harm to the general public, there is plenty of room on the site to accommodate, there are no conflicts between existing residents and this type of use, all of the lighting is shifted to the east side so there will be no potential conflicts—Larkspur Subdivision is to the west.

Angie Conn, DOCS: No additional comments

Greg Hoyes, Hamilton County Surveyor: Has not yet reviewed—will forward comment letter ASAP.

Chuck Shuppert, Vectren Energy: Gas is across the street—meter is in a good location, especially for future add-ons to the facility. Contact Jerry Green for load requirements

Shirley Hunter, Duke Energy: Electrical service will be provided by IPL—out of Duke’s jurisdiction

Scott Brewer, Carmel Urban Forester: Received plans, has not yet sent out a letter. The proposal does not quite meet the 26.04 Bufferyard Regulations—it needs more species diversity. Scott will submit species comments with the review letter as well as comments on graphic planting detail.

Mike McBride, Hamilton County Highway: project is not in our jurisdiction.

Gary Hoyt, Carmel Fire Dept: Sent Kevin Roberts letter yesterday via FAX. Any plans to sprinkle building? (petitioner responded in the affirmative) Gary Hoyt would like to set up a separate meeting to discuss location of Fire Dept. connection and fire hydrants—only hydrant is along 116th Street—would like to see one on the property on the opposite side of the building. Request knocks-box for the building. Fire Alarm System? (Positive response from petitioner.) Gary says it may not be required, depends on how many people before a fire alarm is triggered. Height of the building? (Petitioner states he is under the 35-foot height requirement.)

Nick Redden, Carmel Engineering: Received plans late Wednesday—review is incomplete at this time. Will submit letter after review.

Karyn Ryg, Transportation Systems Coordinator, City of Carmel: Sent letter last week requesting a ten (10) foot asphalt path be constructed along 116th Street to conform with the Alternative Transportation Plan. Also, internal sidewalks do not connect to the side path

along 116th Street—would like to see those connect. The City has a new parking ordinance that requires bicycle parking—based on the number of vehicular parking spaces, six bicycle parking spaces are required. Would be happy to provide petitioner with a copy of the Ordinance.

Matt Griffin, DOCS: Nothing Additional

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9:35 a.m. Docket No. 06040001 SP: Longridge Estates, Sec 3

The applicant seeks to plat 55 lots on 44.377 acres.

The site is located at SE corner of 141st St. and West Rd. and is zoned S-1/Residence - ROSO.

Filed by Steve Broermann of Platinum Properties, LLC.

Present for Petitioner: Steve Broermann, Tim Berry, Platinum Properties; Ed Fleming, Stoeppelwerth & Assoc.

Overview: Requesting platting of 55 lots on approx. 47 one-half acres, bounded by 141st Street on the north and West Road on the west. Proposal is a continuation of Longridge Estates project—Section 3.

Angie Conn, DOCS: No additional comments

Greg Hoyes, Hamilton County Surveyor's Office: Currently reviewing—has noticed that the drainage calcs—in filling in the open ditch, the drainage calcs did not take the off-site basin for the open ditch. This is quite a substantial area that drains through there—request that the petitioner make some revisions in the drainage calcs. Greg will submit review letter.

Steve Broermann says they will probably move the dirt in the fall and pave next spring.

Shirley Hunter, Duke Energy: Formality only—fill out form. Service thought to be hooked up yesterday. One issue: Boone County REMC territory actually bleeds over to the east side of West Road—unsure how far. Jerry Lasser with Boone County REMC will initiate paper work. Shirley Hunter will contact Jerry. Petitioner to submit info on street lighting.

Scott Brewer, Carmel Urban Forester: Spoke with petitioner yesterday—will submit review letter when plans are received. Steve Broermann says Eric has almost completed the design for section 3—will submit to Scott ASAP

Mike McBride, Hamilton County Highway: The area has been annexed by Carmel—no comments.

Gary Hoyt, Carmel Fire Dept: No additional comments at this time.

Nick Redden, Carmel Engineering: Sent petitioner review letter with comments. There is one—possibly two concrete block drainage structures on West Road that are not shown on the plans—need to know that what is proposed will accommodate the widening and the alternate transportation path. Petitioner states he has looked at the plan and will get back to Nick—thinks there is one box, the other is just a pipe.

Karyn Ryg, Carmel Transportation Coordinator: Sent comment letter last week. Alternative Transportation Plan requires a ten-foot path along **both** 141st Street and West Road. Want to make sure that the side paths cross at all of the intersections and are ADA

compliant.

Matt Griffin, DOCS: Nothing Additional

Christine Barton-Holmes: Nothing additional

...END...

9:45 a.m. Docket No. 06040007 DP/ADLS: Riverview Medical Park, Ph 2

The applicant seeks site plan & architecture approval for a medical office building. The site is located at 14555 Hazel Dell Pkwy and is zoned PUD/Planned Unit Development.
Filed by Mark Monroe of Wooden & McLaughlin LLP.

Present for Petitioner: Mark Monroe, attorney with Wooden & McLaughlin; Corby Thompson, Plum Creek Partners; Bob Doster, Schneider Corp.

Overview: Proposal is for a medical office building in the Riverview Medical Park located at the southeast corner of 146th and Hazel Dell Parkway. Currently, the 5/3 Bank is located on parcel 3 right on the corner. The current proposal is for parcel 2, to the east, for a 9,000 square foot medical office building. The building is located on a parcel approx. 3 acres in size, however, the petitioner is only developing two acres—there will likely be another building on the site located to the south of the proposed building. The building is a one-story, red brick structure. Comments have been received from some of the TAC members and those comments will be addressed in the next few days.

Angie Conn, DOCS: Only issue is existing sign violations on the property—these should be resolved prior to the project going ahead.

Greg Hoyes, Hamilton County Surveyor's Office: Sent comment letter to Mark—request outlet permit.

Chuck Shuppert, Vectren Energy: Gas available on 146th Street and will extend facility. Petitioner to contact Jerry Green for load requirements

Shirley Hunter, Duke Energy: Duke Energy has a transformer on the west property line that is serving the 5/3 Bank and service for proposed building will be from that—will require conduit under the paving to be installed by petitioner. Engineer handling this—Sean (Shawn?) South—service request to be filled out and sent to him. Shirley Hunter requested CAD drawing as well.

Scott Brewer, Carmel Urban Forester: Has not yet sent review letter and needs to research PUD—will comment on planting detail and species. Parking Lot Islands—Crabapples not desirable, but will send a detailed comment letter or email after researching the PUD.

Mike McBride, Hamilton County Highway: Proposed building is in the existing development and no new approach is being created to 146th Street. If anything changes, petitioner will need a permit to operate within the right-of-way.

Gary Hoyt, Carmel Fire Dept: Send Mark Monroe a letter—sprinkle building? (Petitioner says No) Gary requests a knock box on the building and would like a master-type key system. Basement? Petitioner responded in the negative

Nick Redden, Carmel Engineering: Sent comment letter to petitioner.

Karyn Ryg, Transportation Systems Coordinator: Sent comment letter late last week –City has new ordinance that requires bicycle parking—4 spaces required for this project.

Matt Griffin, DOCS: Nothing additional

Christine Barton-Holmes, DOCS: No comment

...END...

10:00 a.m. Docket No. 06040006 TAC: Carmel Fire Department, City of Carmel.

The applicant seeks to demolish the existing fire station and construct a new, two-story fire station.

The site is located at 5302 East Main Street, and is zoned PUD.

Filed by Karen Collins of Paul I. Cripe, Inc. for the Carmel Fire Department.

Present for Petitioner: Karen Collins, Jennifer Phelan, Mike Grubb, Paul I. Cripe Engineering; Jace Platt, Carmel Fire Department

Overview: The existing structure at 5302 East Main Street will be razed and a new, large, two-story building constructed. The larger building will accommodate more fire personnel. All existing utilities that currently serve the facility will be utilized. The sanitary lateral, existing clean-up will be tied into. There is a power protection line around the building. The drainage will run to the pond to the east—one half of the site currently drains to the pond, pursuant to the drainage calcs. The entire site draining into the pond will not affect the pond. There is an existing water quality device that treats the water before it goes into the pond; this site is less than one acre and although the water quality device is not required, it is being utilized.

Angie Conn, DOCS: No comment

Greg Hoyes, Hamilton County Surveyor's Office: Sent a comment letter to Karen Collins at Cripe, Inc.

Chuck Shuppert, Vectren Energy: Plans show a dis-connection of the gas during construction—to be built again at the same location. Petitioner is to call the 800 number, to tear down existing structure and add BTU's or same size—fill out information form for load requirement.

Shirley Hunter, Duke Energy: Sean (Shawn) South in the office has already discussed this project with someone. Sean asked that petitioner be advised of a hold on the southeast corner of the property—does not show on the plans—now know if it will conflict with the entrance. Pole is in the new eastern entrance---petitioner to show as being relocated and should be in demo plan—needs to be coordinated with Sean. Duke is the northern-most pole. A change in voltage requires a pole installation on west side of property—no available service for three bays to the building—also to be coordinated with Sean.

Scott Brewer, Carmel Urban Forester: Has not yet had a chance to write a detailed email. Received a letter from Ryan Cole. Scott has not yet made a site visit to look at trees, but is uncertain as to why petitioner feels the need to remove trees on the west side of the property.

Petitioner (Mike Grubb) stated that Ryan had investigated the site with the firefighters—they do continuous maintenance on the trees and they are in the way of the building. Currently, the petitioner is building a two-story, larger structure and it will be a bigger problem during construction as well—the

trees will be damaged and the roots are surfaced. Removing the trees will relieve firefighters and the City of a maintenance issue—new plant material and vegetation is being provided that is more in line with existing requirements. Petitioner is willing to add additional trees on the western property line per Scott's direction.

Scott Brewer's response: The Red Maples would not be a good species for this site, probably for the very reasons the petitioner wants to take out the existing trees. They are thin bark and do not grow well in this soil. Will forward comments to petitioner.

Mike McBride, Hamilton County Highway: No comment

Gary Hoyt, Carmel Fire Dept: Sent comment letter to Sherry Wilson requesting fire dept connection caps be provided for the Siamese connection

Nick Redden, Carmel Engineering: Sent comment letter—awaiting response

Karen Ryg, Transportation Systems Coordinator: Pursuant to Alternative Transportation Plan, a 10-foot asphalt path is required along 131st Street.

Petitioner (Karen Collins) indicated that they had had discussions with the Engineering Dept—the existing sidewalk at this location is to suffice.

Matt Griffin, DOCS: No additional comments

Christine Barton-Homes, DOCS: Nothing further
...END...

10:10 a.m. **Docket No. 06040008 TAC: Harleston Street at the Village of West Clay**
The applicant seeks to construct a 450-foot section of street between Pettigru Drive and Towne Road.
The site is located between Pettigru Drive and Towne Road, and is zoned PUD.
Filed by Brandon Burke of Schneider Corporation for the Platinum Group, LLC

Present for Petitioner: Andy Kern, Brenwick

Overview: Proposing to construct a section of Street between Pettigru and Towne Road in preparation for commercial pads in that area.

Greg Hoyes, County Surveyor's Office: Storm sewers have been taken care of with Town Road whenever we work that out. Nothing further.

Chuck Shuppert, Vectren Energy: No Comment

Shirley Hunter, Duke Energy: Request a four-inch conduit at the stub on the west end.

Scott Brewer, City Urban Forester: Any street trees? Petitioner says more than likely—will be doing an overall plan for that area. Scott says as soon as landscape plans received, glad to review.

Mike McBride, Hamilton County Highway: area already annexed by City—not in County jurisdiction

Chris Ellison, Carmel Fire Dept: No comments at this time

Nick Redden, City Engineering: Sent comment letter, awaiting response

Karyn Ryg, Transportation Coordinator for Carmel: Part of Alternative Transportation Plan requires a 5-foot sidewalk with ADA ramps on either side of the street

Matt Griffin, DOCS: Nothing further

Christine Barton-Holmes: No comment

...END...

10:20 a.m. **Docket No. 06040005 TAC: Chase Bank at the Village of West Clay**
The applicant seeks to construct a one-story bank building, with a drive-through component.
The site is located on the intersection of 131st Street and Pettigru Drive, and is zoned PUD.
Filed by Brandon Burke of Schneider Corporation for the Platinum Group, LLC

Present for Petitioner: Andy Kern, Brenwick; Terry Pastorino, Chase Bank.

Overview: Chase Branch Bank to be constructed, approximately 4,000 square feet with drive through and a drive-in ATM. The majority of the parking is common parking to WestClay. The bank actual property is 10-foot parameter around the building, the balance falls back into WestClay development plan. The style of the building has been designed to accommodate WestClay desires as far as art deco style.

Greg Hoyes, Hamilton County Surveyor's Office: Send Brandon Burke a comment letter—need outlet permits. At some point, will there be a flat for 6003? Petitioner's response: Yes.

Chuck Shupperd, Vectren: Petitioner can call in service request—contact Jerry Green?

Shirley Hunter, Duke Energy: ditto need for service request—also request auto cad drawings. Service will come from 131st Street for power—timing for construction? Petitioner says probably two or three months

Scott Brewer, City Urban Forester: Is this part of original overall plan or is it covered by landscaping in commercial area? Petitioner says it is covered within the PUD Ordinance for that portion of the Village and being taken on a case-by-case basis as commercial pads and tenants come in for development. Scott will review the PUD Ordinance to make sure it fits. Scott noted easements across the north side of 131st Street—the landscape easement is sandwiched on the very edge of the landscape buffer yard and have questions about those. Will have comments on species and will email. Most of the species are acid lovers—petitioner may want to change species. Currently the south side is connected to the parking lot? Yes.

One additional comment: The 30 foot bufferyard contains three drainage, utility and storm sewer and water line easements—it is completely covered by utility and drainage easements. Landscaping must be separated from drainage and utility easements—it does not work if they are together. There are shrubs planted all along the 20-foot storm sewer easement. Petitioner will check into and verify.

Mike McBride, County Highway: No comment

Gary Hoyt, Carmel Fire Dept: Sent letter to Brandon Burke last week. Planning to sprinkle building? (No) How tall? (single-story with parapet up to one and one-half stories. Gary

requested a knocksbox on the building for emergency access—petitioner agreeable, location? Gary Hoyt says they can be hidden on the back side or a column so that they cannot be seen. Fire alarm system? None planned. Existing Fire Hydrant located where a road is to go (corner of Pettigru and 131st, hydrant is to be relocated....(Platinum Building)

Nick Redden, Carmel Engineering: Sent comment letter

Karyn Ryg, Transportation Coordinator: Alternative Transportation Plan requires 10-foot asphalt path on 131st Street. Path on 131st Street and any sidewalks on the site should connect and ADA ramps at any crossing. City has a new parking Ordinance that requires bicycle parking—in this instance, 4 spaces required—specifications are in the Ordinance.

Matt Griffin, DOCS: Will need elevations of dumpster screening and HVAC equipment.

Christine Barton-Holmes: Echo comments previously sent in email
...END....

10:30 a.m. Docket No. 06040004 TAC: Platinum Building at the Village of West Clay
The applicant seeks to construct a 2 story, 4,000-square foot office and retail building. The site is located on the north side of Rhettisbury Street, east of Meeting House Road, and is zoned PUD.
Filed by Brandon Burke of Schneider Corporation for the Platinum Group, LLC

Present for Petitioner: Jamie Forest, The Schneider Corporation, 12812 East New Market Street. Also Andy Kern, Brenwick, and Mark Baldwin, Baldwin Brothers.

Overview: Commercial Use Building, 4,000 square foot-two-story office and retail located on Rhettisbury Street within the Village of WestClay.

Greg Hoyes, County Surveyor's Office: Sent Brandon Burke a letter—county has a drain in the front—there will be a crossing for sidewalk and the water. Request keep encroachments of out easement

Chuck Shuppert, Vectren Energy: Need to call for Service load requirements.

Shirley Hunter, Duke Energy: Request for Service Form distributed. Request site plan.

Mike McBride, Hamilton County Highway: Outside jurisdiction

Gary Hoyt, Carmel Fire Dept: Sent letter to Brandon Burke last week. Automatic Sprinkler System? Petitioner says “No.” Basement? “No.” Gary requests knocksbox on the building for emergency access; Petitioner will comply. Fire Alarm System? “Yes.” Building is not a mixed-use—no residential on the second floor and no restaurant on the second floor.

Scott Brewer, Urban Forester: Only landscaping shown is existing trees only. Petitioner says that is all there is thus far. Probably will be some plantings around the building and will get plans to Scott.

Nick Redden, Carmel Engineer's Office: sent letter with comments.

Karyn Ryg, Transportation Systems Coordinator for City: Pursuant to new Parking Ordinance for City, petitioner is required to install 4 bicycle parking spaces.

Matt Griffin, DOCS: Request elevations of buildings. Request verification of HVAC screening and detail on the dumpster.

Christine Barton-Holmes: No further comments

...END...

10:40 a.m. Docket No. 06030025 DP Amend/ADLS Amend: Pearson Ford

The applicant seeks Development Plan, Architectural Design, Lighting, and Signage Amendment approval for 30 acres, for the purpose building an addition to an existing building, for vehicle collision repair.

The site is located at 10650 North Michigan Road and is zoned B3/Business. The site is located partially within the US 421/Michigan Road Overlay District.

Filed by John Pearson of Pearson Realty, LLC, for Pearson Ford.

Present for Petitioner: Mike Hoff, Falcon Engineering; Mike Balay

Overview: Total site is 25 one-half acres, broken into three sections. First Section is 8 acres and includes the existing Pearson Ford facility; the second part in Hamilton County is a 14.64-acre undeveloped parcel that will be developed; the third section is a small strip in Boone County—2.86 acres that will house the drainage pond. A small, 7300 square foot building addition is planned to the existing building—also a collision center and a private drive

Greg Hoyes, Hamilton County Surveyor: sent comment letter and erosion control form. (Petitioner says he is reducing the amount of water on site—the pond is two and one-half times as big as the existing pond that empties into the Boone County pond. Greg Hoyes says same comments will be coming from Zionsville per a conversation today.

Chuck Shupperd, Vectren Energy: Already service existing building—any more equipment to be added to existing bldg. Per the square footage on heating, etc. Petitioner states he is looking at options to use waste oil heat. There may be some gas radiant heat added as well. Chuck said he would need to call service request in on the new bldg. once everything is approved. Jerry Green (?) will be the contact person when load requirements are known for the body shop and possibly the addition off of that in case we have to up-size the meter on the existing bldg. And run service to collision center. Regarding the private road, you will need some utility easement.

Shirley Hunter, Duke Energy: Service Request Form to be filled out. Also, request AutoCad file. Pretty certain the site is Duke's rather than IPL.

Scott Brewer, Carmel Urban Forester: Awaiting landscape plans

Mike McBride, County Highway: Met with Mike Hoff approx 10 days ago. State road entrances will obviously run through the state—106th Street is the County's from Michigan to the County Line. Request tapers in for a decel lane—150 foot length, 100 foot recovery taper downstream. Don't recall any channelizing island, if so, would need to be outside the County right-of-way. Pavement thickness was discussed—petitioner will bump-up the surface from one inch to one and one-half up to private road.

Gary Hoyt, Carmel Fire Dept: Sent comment letter—Sprinkle the bldg? Yes. Request set up a meeting with petitioner to discuss fire dept connection. Question on where hydrant and water line locations will be. May request a new hydrant where the new sprinkle bldg will be. Request knocksbox on the new bldg. Also request Siamese fire dept connection caps to keep Siamese connection clean.— Also request plan showing location of additional fire hydrants. Mike Hoff says there are two that are in the existing parking lot; definite answer from which water company—Viola Water in Indpls owns it currently and Carmel Utilities will be purchasing it in the next six months. However, Carmel Utilities says it is still Viola—Viola says OK, we'll take it—we won't let you use the existing line that has two fire hydrants as the main and we will have to run a new service loop around the new private road—will have to come up with new hydrants for that. Gary says if there is a fire alarm for the project, request enunciator panel to be located toward the front/main entrance.

Nick Redden, City of Carmel Engineering: Sent comment letter—outside jurisdiction.

Karyn Ryg, Transportation Coordinator for Carmel: Asphalt path along Michigan Road? Yes, 10 foot path on 106th Street requested by Mike Hollibaugh earlier. Want to make sure there are ADA ramps at intersections—brick is preferred but not required as opposed to truncated domes. Nick Redden does not have detail. Petitioner will contact Fred Glaser in Engineering.

Matt Griffin, DOCS: Any way to swap buildings with parking on 106th Street and Michigan Road? Petitioner responds in the affirmative. Request CAD outline and overlay with the DP. Scott, do you have need for landscape review at this point? Scott said he had met with petitioner, revisions will be made according to comments in the meeting and a set will be furnished to Scott for review.

Christine Barton-Holmes, DOCS: Request sign package and elevations. Also, regarding spray booths—is there a plan of operation—what sort of mechanisms are in place for safety features? (Environmental Issues) Petitioner will submit.

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10:55 a.m. **Docket No. 06030024 DP Amend/ADLS: Carmel Family Physicians**
The applicant seeks approval for the construction of a medical office building.
The site is located at 310 Medical Drive and is zoned B-8.
Filed by Mike Armstrong of Shamrock Builders for Carmel Family Physicians.

Present for Petitioner: Mike Armstrong, Shamrock Builders; Scott Bordenet, Professional Engineer

Overview: The building on Medical Drive was severely damaged by fire some time ago. Efforts to re-build include increasing the size of the building as well as the parking.

Greg Hoyes, Hamilton County Surveyor's Office: Faxed comment letter. Regarding parking surface—impervious being added and petitioner will have to find some way to retain the water—want ZERO increase in water.

Scott Bordenet: There is an increase of point 41 in the two year; point 80, 2.89 in the ten year. So, the 100 year will decrease from 1.72 to 1.26. I just think we are playing with numbers. What we have now is controlled by an eight-inch pipe—we are going to the five and one-half. I have yet to see the comments from Crossroads, Carmel regarding the discharge rates.

Chuck Shuppert, Vectren Energy: Building was total electric—planning on gas? Main across the street.

Scott Bordenet: Will heat with gas.

Shirley Hunter, Duke Energy: Will treat as new service once building is razed. Sean South engineer will need auto cad site drawing.

Scott Brewer, City Urban Forester: Rule 26.04—landscape plan does not agree with requirements for bufferyards since it is a new building. Have not yet set a review letter, but that is one of the comments. Grading plan awfully close to existing trees—will be root disturbance. Scott will meet with petitioner next week on site.

Gary Hoyt, CFD, sent letters to Shamrock—building will not be sprinkled. Request knocksbox, fire alarm system, incorporate into security system. Height of bldg: 37.5 feet.

Nick Redden, Carmel Engineering, sent comment letter—will await response from petitioner.

Karyn Ryg, Transportation Coordinator for City of Carmel. Pursuant to the Alternative Transportation Plan, a 5-foot concrete sidewalk will be required along the frontage on Medical Drive. It may need to be pulled closer to the street because of the trees. Will also need ADA ramps on Medical Drive. Petitioner will also need to install four (4) bicycle parking spaces.

Matt Griffin, DOCS. Pedestrian path—connetion from sidewalk to building. Maybe along eastern point, need to get pedestrians from sidewalk to building (stripe path in parking lot) in an identified route. HVAC on top of bldg? Will it be screened? Petitioner says HVAC will be behind building. Exhibits for Plan Commission—request petitioner overlay site plan on existing aerial.

Christine Barton-Holmes, DOCS. Public Notice is fine—continued last eve to May 16th. Comments on elevation: Massive roof line—request more dormers to break up roof line—signage existing now, but will submit. Trees in back are mature and tall and will cover real elevation.
....END....

11:10 a.m. Docket No. 06040003 TAC: Meridian Corporate Plaza 3

The applicant seeks to construct a 4 story office building.

The site is located at 501 Pennsylvania Parkway and is zoned B5, B6, and is within the US 31 Overlay.

Filed by Steve Granner of Bose, McKinny, and Evans for MCP Partners, LLC.

Present for Petitioner: Ryan Gaumeyer, Dan Kuester, Woolpert.

Overview: This is the third building out of three and completes the park. Image of building 2 on other side of the pond—no substantial changes.

Greg Hoyes, Hamilton County Surveyor's Office: Sent comment letter—small reconstruction, some encroachments into existing easement and will need non-enforcement agreement.

Chuck Suppert, Vectren Energy. Building Electric? Petitioner unsure. Petitioner given contact name and number.

Shirley Hunter, Duke Energy: Toby Phillips will handle this project. Info given to petitioner for contact.

Scott Brewer, Carmel Urban Forester. ADLS complete for phase 3? Petitioner says entire MCP was submitted at one time, approval for 2 and 3 was received in December—some slight modifications of moving plantings around, some calipers increased along the face of the buildings. Scott notes that from last plan he received, there is no roadway along south side of the lake. Petitioner states it was not needed for circulation and was removed. Scott would like to see preservation areas marked off before construction begins. Will send a detailed letter.

Gary Hoyt, Carmel Fire Dept., sent comment letter. Building sprinklered—fire alarm? If so, would like enunciator at east side of building. Height is exactly the same—no basement in this. Request knocksbox and fire dept connection cap for the Siamese connection. Request exterior door to access fire dept sprinkler room. Request one additional fire hydrant.

Nick Redden, Carmel Engineering: Sent comment letter.

Karyn Ryg, Transportation Coordinator. Sent comment letter. Plans referenced a letter dated April 15, 2004 regarding path along Pennsylvania Parkway—request copy of letter. Alternative Transportation Plan requires a 6 foot sidewalk along College Avenue—will require removal of both sidewalks and installation of 6 foot sidewalk in its place. Also, new Ordinance requires bicycle parking – 23 spaces required, specifications are in the Ordinance. Could do one-half in building storage for employees—also would encourage shower and locker room facilities for employees.

Matt Griffin, DOCS. Lighting Plan: Overlay requirements: petitioner cannot exceed point three outside the right-of-way.

Christine Barton-Holmes, DOCS. Nothing additional

11:25 a.m. Docket No. 06040017 PUD: Townhomes at Central Park

The applicant seeks to create 110 townhomes on 8.8 acres.

The site is located at 11400 Westfield Blvd. and is zoned R1 Residential
Filed by Mary Solada of Bingham McHale for Mann Properties.

Present for Petitioner: Greg Ewing, Tim Stevens, Brian Sullivan, Tim Seitz, Mann Properties; Annemarie Varga, Bingham, McHale. Greg Robbins, property owner.

Overview: Townhomes at Central Park, adjacent to Westfield Blvd. and immediately north of the Westfield Boulevard entrance to the Central Park (south) approximately an 8.8 acre site. Requesting a maximum of 110 townhome units in the proposed PUD. Submittal patterned after recently approved townhome project in Carmel.

A couple of months were spent working with the Parks & Rec Dept in exploring the possibility of providing access from Central Park rather than Westfield Boulevard. Seeking the access from Central Park Drive entry rather than Westfield Boulevard would not be successful. Site is constrained to some degree by the Panhandle Eastern Pipeline Company. Some initial comments from DOCS Staff suggest that the petitioner look at alternative architectural design styles. Separate elevations, same builder (Ryland). Petitioner understands the need to coordinate project with Scott Brewer, City Environmental Planner. Plantings cannot be placed within the drainage easements and this will be added to the submittal for clarity. Maximum sign area proposed in the PUD

is significantly greater than the elevation. Each townhome would have two-car garages, attached, plus two parking spaces in the driveway of each townhome. There are also 14 additional spaces. Regarding the internal pathway: it runs through the pipeline easement and connects to an interior sidewalk system, then connect farther to the south and hopefully will connect with the pedestrian access with the Parks Dept.

Greg Hoyes, Hamilton County Surveyor's Office: outside jurisdiction

Chuck Shupperd, Vectren Energy: Pipeline is actually Vectren, not Panhandle Eastern. Contact for Residential noted.

Shirley Hunter, Duke Energy: Request Form given to petitioner—Sean South is the engineer that services this territory/area and will be the contact person. Need CAD drawings.

Scott Brewer, Carmel Urban Forester: Has not received any revisions. First comments pretty general.

Gary Hoyt, Carmel Fire Dept., Has not yet sent comment letter. Request set of plans that are bigger and at scale. Will comment after bigger set of plans received.

Nick Redden, City of Carmel Engineering: Sent comment letter. One comment probably not in letter—it appears that petitioner is proposing to fill in the flood plain. If that is the case, will need to be mitigated.

Karyn Ryg, Transportation Systems Coordinator: Has not yet sent comment letter. The path along Westfield Boulevard needs to be a 10-foot asphalt path. Would strongly encourage internal sidewalk, also the alternative transportation connection to Central Park.

Matt Griffin, DOCS: All products to be rear loaded? Petitioner states all rear. (Should be called out in the architectural guidelines) Concept plan—petitioner showing anticipated sidewalk along the front and how it all ties together—there are obviously links that will occur and they are not shown. Petitioner says Ryland is working on the building footprint along with design change. Once building footprint is done, will delineate sidewalks, entry-way stoops, etc. Matt asks if there is any way to show the break-out between each of the units in the back so that the Plan Commission has an idea of spaces to park behind the buildings. Matt asked if petitioner could overlay the concept plan onto an existing aerial as one of the exhibits. Otherwise, no further comment.

Christine Barton-Holmes, DOCS: Heads up on architectural guidelines. If some of the buildings have different design, needs to be delineated on the site plan. Pedestrian connections should be shown. Suggest glass block on first floor of townhomes.

11:40 a.m. Docket No. 06040020 TAC: City Center Parcel 5

The applicant seeks to construct a multi story mixed use development.

The site is located at the SW corner of City Center Drive and Range Line Road and is zoned C2.

Filed by Kevin Sellers of CSO Schenkel Shultz.

Present for Petitioner: Jim Walls, Steve Sturtz, Pedcor; Kevin Sellers, Bob Olson, CSO Schenkel Shultz; Les Olds, Director, Carmel Redevelopment Commission.

Overview: Beginning site work on Phase I, Building A. Will start construction relatively soon with steel framework as soon as basements walls and cast in place—everything

below grade in this phase. Petitioner met this AM with John Duffy, Utilities; has letters from Police Chief, and Gary Hoyes, County Surveyor.

Greg Hoyes, County Surveyor's Office: no comments

Chuck Shupperd, Vectren Energy: Gas Usage? Petitioner says some minor—fireplace and a commercial kitchen. Contact Person: Jerry Greek. Terry Brigg for connection.

Shirley Hunter, Duke Energy: Assigned to Special Engineer Nancy Ashlock. Request petitioner fill in service request and submit auto cad drawings.

Scott Brewer, Carmel Urban Forester: No landscaping on the plans—petitioner says will come later. Scott would like to meet with petitioner for preliminary look and general comments early on.

Gary Hoyt, Carmel Fire Dept: Requests utility plans. Bob Olson will meet with Gary Hoyt re fire hydrant locations.

Nick Redden, City Engineer's Office: Sent comment letter.

Karyn Ryg, Transportation Coordinator: Sent comments letter. Need an Engineer's scale for review. Along City Center Drive and Range Line Road, Alternate Transportation Plan requires a 10-foot asphalt path. Also, require bike parking Carmel's new Ordinance—5 bicycle spaces for every 100 vehicular spaces. City is also requesting that the Monon Trail right-of-way be formally dedicated to the City and also request that the trail be widened to 24 feet for the length of the Parcel 5 project. Currently working with Greg Dixon at Signature Construction on the detour route. Question two areas on plan crossing the Monon—one seems like a bridge connecting the parking structures—petitioner says it is a later phase. The one to the north is Pedestrian.

Bob Olson noted that the proposal has basically been approved by the CRC. Petitioner is working with the developers regarding the streetscape. As far as the Monon Trail, that is still in process and working with the developer. More than likely, will probably be concrete. Will be getting a release from Foundational, Phase I.

Matt Griffin, DOCS, nothing additional.

Christine Barton-Holmes, DOCS: nothing further.

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